

DODGE COUNTY BOARD OF ADJUSTMENT MINUTES

April 20, 2017

The Dodge County Board of Adjustment met on this 20th day of April at 7:00 p.m., on the 1st Floor of the Administration Building, in Rooms 1H and 1I, located at 127 East Oak Street, Juneau, Wisconsin.

Chairman William Nass called the meeting of the Dodge County Board of Adjustment to order.

Roll Call was taken.

Members present were as follows: Larry Dogs, Harold Hicks, William Nass, Jon Schoenike, and Sharon Schumann (Alternate 2). Members excused were Randy Grebel and Edward Premo (Alternate 1).

Chairman Nass noted that a quorum is present.

Joseph Giebel of the Land Resources and Parks Department was in attendance at the request of the chairman;

The Chairman asked the staff to confirm compliance with the open meeting law and public hearing notice requirements for the hearings before the Board.

Mr. Giebel indicated that the meeting was properly noticed in accord with the open meeting law and noted that each of the public hearings listed on the agenda received a class two notice and the mailing notices were sent in accord with the statute and code requirements.

The agenda was reviewed by the Board.

The minutes from the April 13, 2017 meeting were reviewed by the Board.

Motion by Harold Hicks to approve the minutes as written.

Second by Jon Schoenike Vote: 5-0 Motion carried.

The staff explained the hearing procedures to those in attendance;

The Chairman read the public hearing notice for the first public hearing.

PUBLIC HEARING

Chad and Jessica Weinberger – Request for a variance to the terms of the Highway Setback Overlay District provisions of the Dodge County Land Use Code to allow the construction of an attached garage on this lot where said garage will be located 4 ½ feet within the required setback from Bayview Road. The site is located in part of the NW ¼ of the SW ¼, Section 27, Town of Williamstown, the site address being N7872 Bayview Road.

Motion by Jon Schoenike to approve the variance request to allow the construction of an attached garage on this lot where said garage will be located 4 ½ feet within the required setback from Bayview Road subject to the following conditions:

1. The appellant shall sign and record a variance agreement with the Dodge County Register of Deeds Office for the garage addition prior to the issuance of the County Land Use permit for this construction.

Second by Larry Dogs Vote: 5-0 Motion carried.

PUBLIC HEARING

Evergreen Property Management, agent for Nancy Lindenberg – Request for a variance to the terms of the water setback provisions of the Dodge County Shoreland Protection Ordinance to allow the construction of a 5' X 37' raised planting bed where said structure is located 28 feet within the required water setback lines of Fox Lake. The property is described as Lot 6 of the unrecorded plat of Van Roo Lands located in part of the NW ¼ of the SW ¼, Section 23, T13N, R13E, Town of Fox Lake, the site address being N10683 Chief Kuno Trail.

Motion by Larry Dogs to deny a variance to the terms of the water setback provisions of the Dodge County Shoreland Protection Ordinance to allow the construction of a 5' X 37' raised planting bed where said structure is located 28 feet within the required water setback lines of Fox Lake.

The Board found that:

1. There are no physical limitations that are unique to this property that prevents the appellant from complying with the Ordinance requirements.
2. The water setback requirements of the Ordinance are not unnecessarily burdensome in this case as the appellant has other reasonable options to comply with the setback.
3. The proposed project will be harmful to the public interests.
4. The variance request does not meet the criteria in Section 14.7(6) of the Ordinance.

Second by Harold Hicks Vote: 5-0 Motion carried.

PUBLIC HEARING

Jaclyn Pieper – Request for a variance to the terms of the highway setback provisions of the Dodge County Land Use Code to allow the construction of a deck where said deck will be located 5 feet within the required road setback from West Street and where said deck is considered by the County as expansion of a non-conforming structure. The site is known as Lots 7 and 8, Block 4, Plat of Lebanon, in part of the SE ¼ of the SW ¼, Section 8, Town of Lebanon, the site address being W4701 Greendale Street.

Motion by Harold Hicks to allow the construction of a deck where said deck will be located 5 feet within the required road setback from West Street and where said deck is considered by the County as expansion of a non-conforming structure subject to the following condition:

1. This deck shall perpetually remain an open deck and shall not be screened or enclosed in any manner in order to create a screen porch or other room addition.

Second by Jon Schoenike Vote: 5-0 Motion carried.

PUBLIC HEARING

Roche Farmland LLC – Request for a variance to the terms of the highway setback provisions of the Dodge County Land Use Code to allow the replacement of two grain bins on this site where one grain bin will be located approximately 15 feet within the required highway setback lines of STH 16/60. The site is located in part of the NW ¼ of the NW ¼, Section 23, Town of Elba, the site address being W10785 State Road 16/60.

Motion by Harold Hicks to approve the variance request to allow the replacement of two grain bins on this site where one grain bin will be located approximately 15 feet within the required highway setback lines of STH 16/60 subject to the following conditions:

1. The appellant shall sign and record a variance agreement with the Dodge County Register of Deeds Office for the grain bin that is to be located within the required highway setback lines prior to the issuance of the County Land Use permit for this construction

Second by Sharon Schumann Vote: 5-0 Motion carried.

Motion by Larry Dogs to adjourn the meeting.

Second by Jon Schoenike

Motion carried.

Respectfully submitted,



Larry Dogs, Secretary

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.